



PTBC, 07/11/2023



## TOWN OF ARLINGTON MINUTES OF THE PERMANENT TOWN BUILDING COMMITTEE MEETING

Date: June 20, 2023

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Allen Reedy, Bob Jefferson, John Maher, Mike Rademacher, Rob Behrent, Peter Martini, Brett Lambert, Paul Schlichtman

Absent: Jim Feeney,

Guests:Josh Sydney, Jeff Alberti, David Steeves, Monique Rice,  
Chairman Reedy called the meeting to order at 7:02 pm.

### TOWN YARD

Mr. Sydney did a photo update of the project showing the following: Building E Maintenance - mezzanine, electrical room, wash bay, typical workshop, parts storage, mechanical/plumbing/fire protection, lockers, restrooms, womens bunk room, and north side exterior elevation 6/12. Building A Breakroom/conference room 6/9.

Mr Sydney then gave an update of the following progress: Punch list being done in Building E, hope to move in next week. Start of phase 2 next week with connector from Building A to B. Additional paving to commence and 2 power poles still need to be moved. Move in is ongoing and will take a little while to get fully out of Building D.

Mr Sydney presented the following change orders for approval:

CCR104R1 - Building E roof expansion detail - \$26,885.00. - Zero cost to town budget

CR61R3 - Building A temp power \$25,854.57.

CR109R3 - Building C roof deck replace - \$86,361.18

CR135R1 - Nov 2022 winter conditions - \$13,991.00

CR139R1 - Dec 2022 winter conditions - \$40,373.94

CR142R1 - Jan 2023 winter conditions - \$94,062.97

CR143R1 - Eversource utility usage charges Nov 2022 - Jan 2023 - \$45,973.00

CR150R1 - Eversource utility usage charges March 2023 - \$5,120.00

CR152R1 - Feb-March 2023 winter conditions - \$100,563.00

CR166 - Demo brick piers at NW corner - \$2,052.78

CR169R1 - Eversource utility usage new service April 2023 - \$15,337.00

OCO#17 - includes CR100, CR127, CR154, CCR054, CCR085, CCR089, CCR091, CCR098, CCR099, CCR102 - Total for Change Order #17 - \$21,296.53

A motion to approve all change orders was made by Mr. Maher and seconded by Mr. Jefferson. Motion passed unanimously on a roll call vote, 8-0.

Mr Sydney presented a list of possible VE suggestions. Discussion held. It was decided to approve 2 VE items. Bldg C & D deleted bollards and brine pad for cost credit of \$30,000.00 and Bldg D delete roof ladders for cost credit of \$15,000.00. All other VE items were considered to not have a sufficient credit amount from GC or were essential to project.

Mr Sydney presented the following invoice:

- Commodore Builders - Requisition #25- May 2023- \$982,064.39
- American Alarm - Invoice #1389085 - Security work Buildings A & E - \$106,828.23
- W.B. Mason - Invoice #238667705 - FFE Building E & A - \$136,761.17
- Intelligent Labor Inc - Invoice #29029 - Moving costs - \$16,720.00

Motion was made by Mr. Maher and seconded by Mr. Rademacher to approve 4 invoices totaling \$1,242,373.79 Motion passed unanimously on a roll call vote 8-0

Mr Sydney reviewed the Budget Allocation log and said the only change would be OCO17 approved tonight. Contingency change log for the CM is \$193,000 into their fee. The CR log has \$437,168 remaining. Mr Steeves updated on the utility rebates and said it is ongoing and the total for rebates submitted is approx. \$100,000.

Mr Sydney noted that he would be coming back with a recommendation to increase the line item dealing with third party testing at the next meeting. He explained this is due to additional contaminated soils and the need for additional testing.

Mr Maher questioned update on masonry issues and window testing.

Mr Sydney responded that he did not have update on masonry issues and that he would have update at next meeting. Mr Sydney then explained that windows in Building E all passed testing but that windows in Building A were still under review. There are still several issues with the windows installed earlier and the water pressure standards and what will be accepted. The windows are passing water testing at 6.8 PFS but are not passing at 10.0 PFS. There are ongoing discussions amongst Town's team and the manufacturer and installer on coming to resolution. There was also a failure on one of the newer windows installed and that will need a new spandrel and need to be retested. Discussion held. More to come.

## CENTRAL SCHOOL

Mr Reedy updated the committee that they continue to work on the warranties and close-out docs. There continues to be HVAC and balancer problems and ADCO is looking into it.

Mr Reedy presented the following invoice:

- Vertex - Invoice #0197745 - Feb 26-April 1, 2023 OPM services- \$2,175.00 Motion was made by Mr. Maher and seconded by Mr. Schlichtman to approve 1 invoice totaling \$2,175.00 Motion passed unanimously on a roll call vote 8-0

Motion was made by Mr Maher, seconded by Mr Schlichtman to approve the minutes of the June 6, 2023 meeting. Motion passed on a roll call vote 8-0

Whereupon a motion was made by Mr Maher seconded by Mr Jefferson to adjourn at 8:40 PM and it was unanimously voted.

NEXT MEETINGS - TUESDAY JULY 11, 2023 and JULY 25, 2023 - 7:00 pm

Respectfully Submitted,  
Robert Jefferson